

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
HAMPTON HOMES, L.L.C.  
104 King Charles Lane  
ALABASTER, AL 35007

Inst # 1998-23530

**STATE OF ALABAMA}**  
**Shelby COUNTY}**

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$20,500.00)** to the undersigned grantor or grantors, **BO SMERAGLIA**, a married man, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **HAMPTON HOMES, L.L.C.** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 28, according to the Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998.  
Existing covenants and restrictions, easements, building lines, and limitations of record.

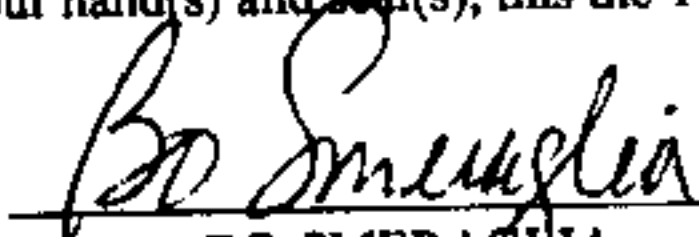
All of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject property is not the homestead of the grantor nor his spouse.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with said GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the are free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and my our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 11th day of June, 1998.

  
BO SMERAGLIA

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BO SMERAGLIA, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 11th day of June, 1998

  
Notary Public  
My Commission Expires: 5/29/99

06/25/1998-23530  
09:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HEL 9.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW